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482 South Service Road East, Suite 130
Oakville, Ontario L6J 2X6
www.forbesbrosLtd.ca

January 14, 2021

Sent via email

Melanie Ducharme, Clerk-Planner
Municipality of West Nipissing
101-225 Holditch Street
Sturgeon Falls, ON P2B 1T1

CLIENT: Xplornet Communications Inc.
RE: Information Package – Proposed 45m Lite-Duty, Self-Support Tower
SITE ID: LAVIGNE – ON7990
ADDRESS: 10623 Hwy 64, Lavigne

Ms. Ducharme,

FB Connect on behalf of Xplornet Communications Inc. is submitting this information package to the Municipality of West Nipissing for Xplornet's proposed 45m lite-duty, self-support lattice tower at 10623 Highway 64, Lavigne, ON.

The approval authority for wireless telecommunication towers is within jurisdiction of Innovation, Science and Economic Development Canada (ISED) under the *Radiocommunication Act*. ISED's *Radiocommunication and Broadcasting Antenna Systems – CPC-2-0-03, Issue 5* outlines the process for the proponent to follow and encourages the establishment of policies from the land-use authority as they are best positioned to contribute to optimum siting of facilities to meet their own community needs.

ISED's *Radiocommunication and Broadcasting Antenna Systems – CPC-2-0-03, Issue 5*, can be retrieved at: [https://www.ic.gc.ca/eic/site/smt-gst.nsf/vwapj/cpc-2-0-03-i5.pdf/\\$file/cpc-2-0-03-i5.pdf](https://www.ic.gc.ca/eic/site/smt-gst.nsf/vwapj/cpc-2-0-03-i5.pdf/$file/cpc-2-0-03-i5.pdf)

West Nipissing established policy 2012/407, For Establishing Telecommunication Tower/Antenna Facilities, that will be followed.

Municipal Consultation

This information package is to provide West Nipissing with the following:

- Proposed Site Details
- Site Sketch to be used as the Site Plan
- Photo Rendering
- Co-location Opportunities Considered
- Federal Requirements
- Public Consultation Material

Public Consultation Process

- Notification Package
 - West Nipissing requires a notification package to be provided to the Municipality, the regional ISED office and to the public (property owners) within either 3 times the height of tower from the tower site ($3 \times 45\text{m} = 135\text{m}$) or a distance up to 5 times tower height, at West Nipissings sole discretion.
 - West Nipissing has provided a mailing list
 - Notification packages will be sent before January 15, 2021.
- On-Site Notification Sign
 - West Nipissing requires an on-site notification sign to be posted on the subject property.
 - On-site notification sign will be installed by January 20, 2021.
- Public Notice
 - West Nipissing requires a public notice to be published in the local publication for towers greater than 30m.
 - Public notice will be published in *West Nipissing Tribune* on January 20, 2021.
- Last day to receive submissions on this proposal is March 8, 2021 which allows 45 days for submissions as required by West Nipissing.

The purpose of the notifications is to provide the local community an opportunity to make a submission and for the proponent to address all relevant questions and concerns prior to requesting concurrence from West Nipissing.

At the end of the public consultation process, if the proponent is satisfied that it has addressed all relevant questions and would like to move forward with the installation, a request for a letter of concurrence from West Nipissing will be submitted along with all correspondence from the consultation process.

The letter of concurrence from West Nipissing will provide confirmation that the proponent has satisfied the consultation process by addressing all relevant questions and has consulted with West Nipissing.

I trust the information included in this package will be helpful for the Municipality of West Nipissing consideration of this proposal.

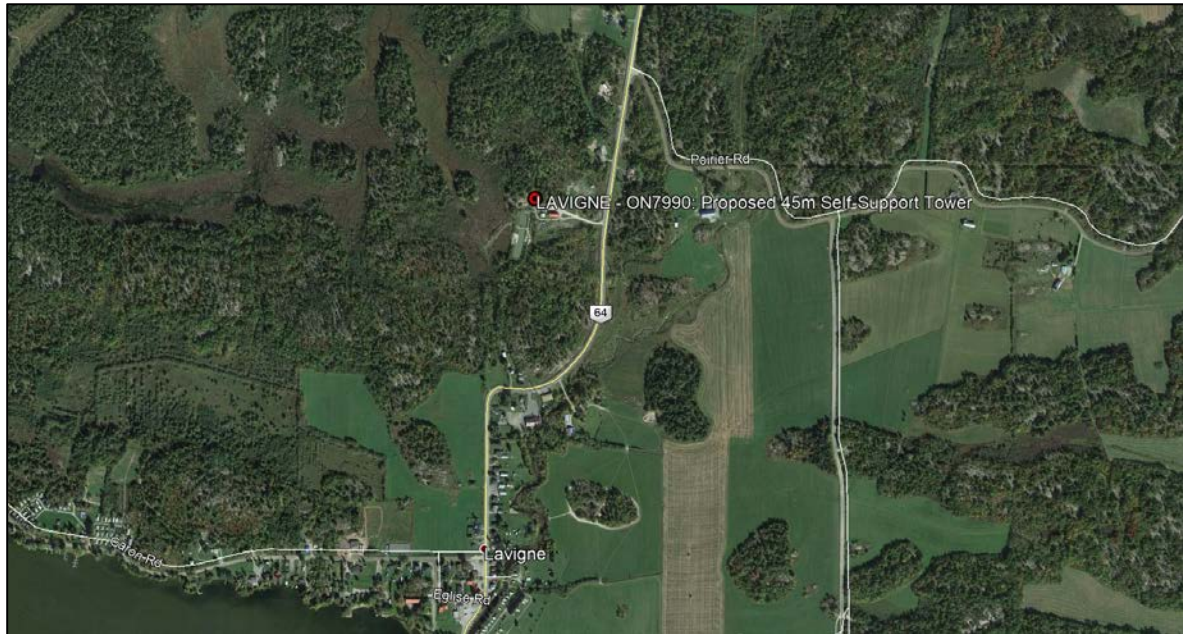
Sincerely,

Jay Lewis

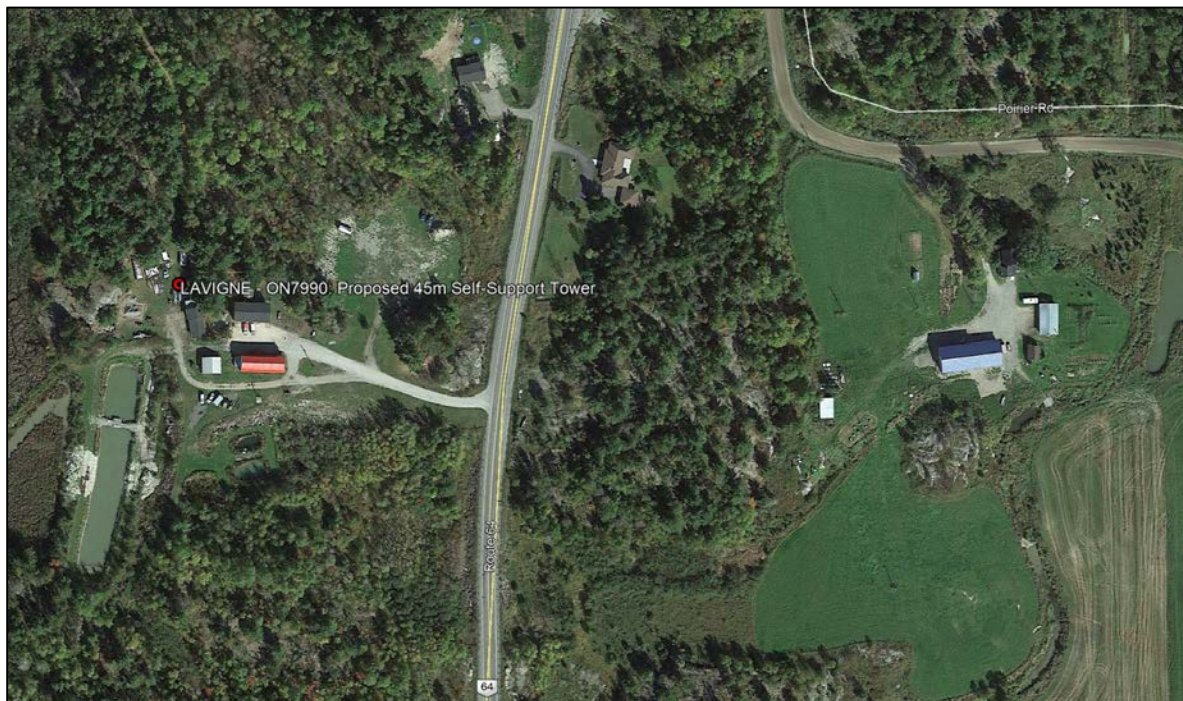
Real Estate & Municipal Affairs
FB Connect

Proposed Site Details:**Site Address:** 10623 Highway 64, Lavigne**Latitude:** 46.333933° **Longitude:** -80.168689°**Legal Description:** PT BRKEN LT 1 CON 4 MACPHERSON AS IN LT17065 EXCEPT PT 1 36R8153, PT 1 36R8790 & PT 1 36R12035; WEST NIPISSING; DISTRICT OF NIPISSING

Xplornet is proposing to install a 45m lite-duty, self-support lattice tower at 10623 Highway 64, Lavigne, ON. The subject property is identified as rural in both the Zoning By-Law and Official Plan and is located outside the settlement area. Subject property is used as a residence and retail for fishing bait. Existing entrance and access road on subject property will be utilized to access proposed tower site. Proposed tower is set back 150m from Highway 64 property line.



Aerial Image of Proposed Location



Enlarged Aerial Image of Proposed Location

An equipment cabinet is installed at the base of the tower to process the radio equipment.

A map of the XplorNet site, showing a 15m x 15m study area. The site is located near a road labeled 'ACCESS' and a power line labeled 'Power'. The study area is marked by a dashed red line. The map also shows a forested area with green trees and a road with a yellow line.

Photo Rendering of Proposed 45m Lite-Duty, Self-Support Lattice Tower

Co-Location Opportunities Considered:

Xplornet always considers co-locating or securing their wireless equipment on existing structures such as other third-party communication towers, water towers or buildings prior to proposing a new communication tower in an effort to minimize the number of towers in a region.

The existing Rogers 48m self-support tower located 485m to the south was considered; however, the available space for Xplornet's antennas/microwave dishes on the tower would be below the existing antennas/microwave dishes (41m-48m), in addition the ground elevation of the existing tower is 10m less than the proposed tower site it was determined a new site for a 45m tower would be required to achieve coverage objectives. Xplornet will consider all future applications for co-location.

Federal Requirements:**Health Canada**

Xplornet attests that the radio installation described in this notification package will be installed and operated on an ongoing basis so as to comply with Health Canada's Safety Code 6, as may be amended from time to time, for the protection of the general public including any combined effects of nearby installations within the local radio environment.

Impact Assessment Act

Xplornet attests that the radio antenna system described in this notification package is excluded from environmental assessment under the *Impact Assessment Act*.

Transport Canada

Xplornet attests the proposed structure will meet Transport Canada's aeronautical obstruction marking requirements as set out in Canadian Aviation Regulations - Standard 621. Transport Canada review of the Aeronautical Assessment Form is pending but we anticipate the proposed installation will not require marking or lighting and will advise the Municipality and any interested party of Transport Canada assessment once available.

Engineering Principles

Xplornet attest that the radio antenna system described in this notification package will be constructed in compliance with the National Building Code of Canada and comply with good engineering practices including structural adequacy.

Public Consultation Material

Mail Notification



Tel: (905) 928-9481
Fax: (888) 622-4939
482 South Service Road East, Suite 130
Oakville, Ontario L6J 2X6
www.forbesbrosLtd.ca

January 15, 2021

Re: MAIL NOTIFICATION - XPLORNET COMMUNICATIONS INC.

Proposed 45m Lite-Duty Self-Support Lattice Tower Site
10623 Hwy 64, Lavigne, ON

Site ID: LAVIGNE – ON7990

Dear Current Resident / Owner,

Forbes Bros. Ltd. is sending this mail notification on behalf of Xplornet Communications Inc. to notify you of the proposed 45m lite-duty, self-support lattice tower site at 10623 Highway 64, Lavigne, ON.

The proposed location is within an optimal area to provide wireless internet coverage to the community and surrounding area.

The purpose of this notification and public consultation is to allow submissions or request for additional information from the local community and for the Proponent to address all relevant questions and concerns. The Proponent and Land-Use Authority contact information can be found at the end of the notification and may be submitted until the closing date of March 8, 2021.

At the end of the public consultation process, if the Proponent is satisfied that it has addressed all relevant questions and would like to move forward with the installation, a request for a letter of concurrence will be submitted to the Municipality of West Nipissing along with all correspondence from the public consultation process.

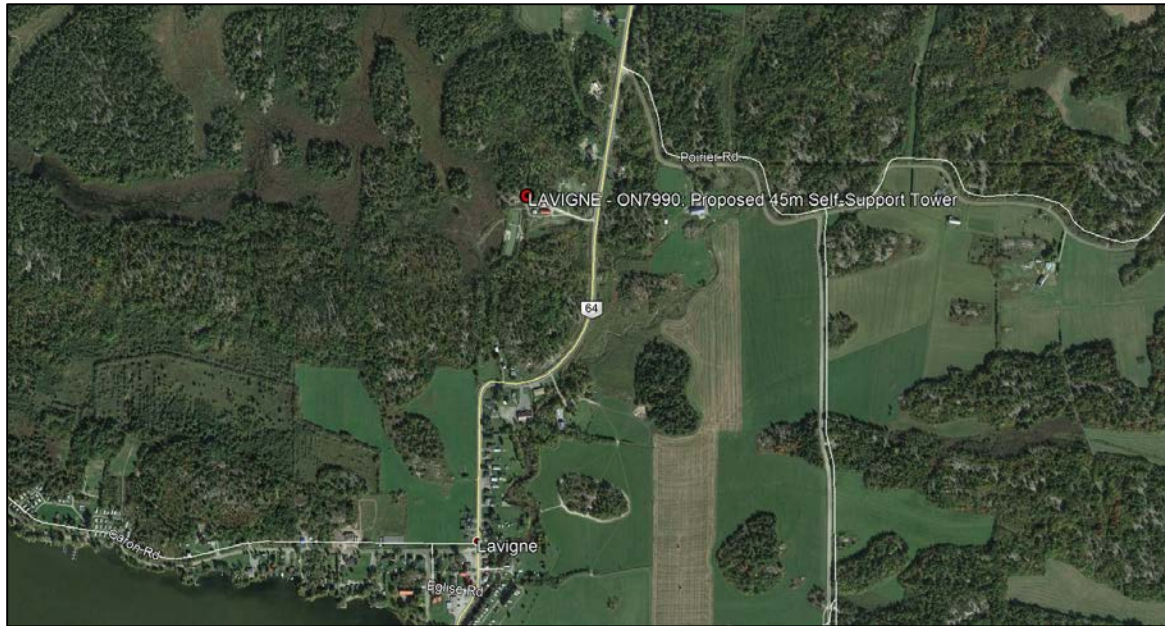
Sincerely,

Jay Lewis

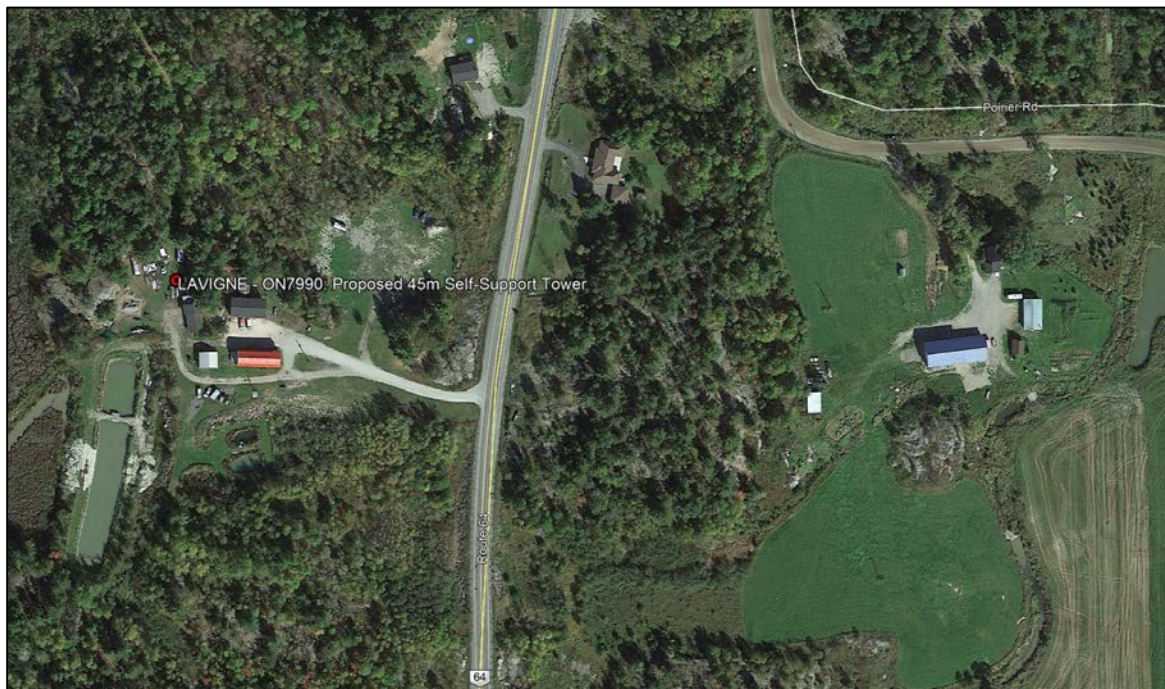
Real Estate & Municipal Affairs
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Proposed Site Details:**Site Address:** 10623 Highway 64, Lavigne**Latitude:** 46.333933° **Longitude:** -80.168689°**Legal Description:** PT BRKEN LT 1 CON 4 MACPHERSON AS IN LT17065 EXCEPT PT 1 36R8153, PT 1 36R8790 & PT 1 36R12035; WEST NIPISSING; DISTRICT OF NIPISSING

Xplornet is proposing to install a 45m lite-duty, self-support lattice tower at 10623 Highway 64, Lavigne, ON. The subject property is identified as rural in both the Zoning By-Law and Official Plan and is located outside the settlement area. Subject property is used as a residence and retail for fishing bait. Existing entrance and access road on subject property will be utilized to access proposed tower site. Proposed tower is set back 150m from Highway 64 property line.



Aerial Image of Proposed Location



Enlarged Aerial Image of Proposed Location

Proposed site includes a 45m lite-duty, self-support lattice tower that will be installed behind the residence, adjacent to a garage in a clearing that is surrounded by mature trees. The tower has a face width of 2.75m at the base and tapers to 1m at the top.

Radio equipment is installed on the upper portion of the tower that will provide wireless internet services to Xplornet customers in the community.

An equipment cabinet is installed at the base of the tower to process the radio equipment.

Site Sketch:

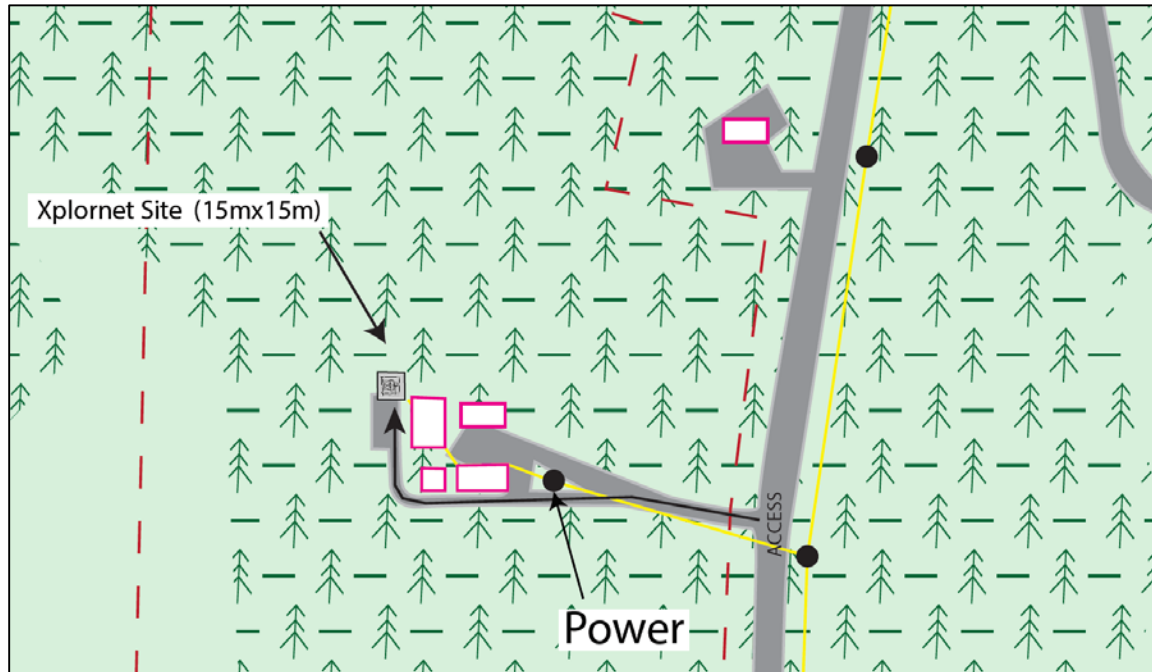


Photo Rendering:



Photo Rendering of Proposed 45m Lite-Duty, Self-Support Lattice Tower

Co-Location Opportunities Considered:

Xplornet always considers co-locating or securing their wireless equipment on existing structures such as other third-party communication towers, water towers or buildings prior to proposing a new communication tower in an effort to minimize the number of towers in a region.

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Federal Requirements:

Health Canada

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Xplornet attests that the radio antenna system described in this notification package is excluded from environmental assessment under the *Impact Assessment Act*.

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Xplornet attests the proposed structure will meet Transport Canada's aeronautical obstruction marking requirements as set out in Canadian Aviation Regulations - Standard 621. Transport Canada review of the Aeronautical Assessment Form is pending but we anticipate the proposed installation will not require marking or lighting and will advise the Municipality and any interested party of Transport Canada assessment once available.

Engineering Principles

Xplornet attest that the radio antenna system described in this notification package will be constructed in compliance with the National Building Code of Canada and comply with good engineering practices including structural adequacy.

Innovation, Science and Economic Development Canada (ISED)

General information relating to antenna systems is available through ISED's Spectrum Management and Telecommunications website <http://www.ic.gc.ca/antenna>.

Close of Comments:

Monday, March 8, 2021

Contact Information:

FB Connect

Jay Lewis
482 South Service Rd. E., Suite 130
Oakville, Ontario L6J 2X6
Tel: 905.928.9481
Fax: 888.622.4939
Email: jlewis@forbesbrosLtd.ca

Innovation, Science and Economic Development Canada

Eastern & Northern Ontario District
2 Queen Street East
Sault Ste. Marie, Ontario P6A 1Y3
Tel: 855.465.6307
Fax: 705.941.4607
Email: ic.spectrumenod-spectredeno.ic@canada.ca

West Nipissing Ouest

Melanie Ducharme – Clerk/Planner
101-225 Hoditch Street
Sturgeon Falls, Ontario P2B 1T1
Tel: 705.753.6926
Fax: 705.753.3950
Email: mducharme@westnipissing.ca

Public Notice

PUBLIC NOTICE

XPLORNET - Proposed 45m Lite-Duty Self-Support Lattice Tower Site

Xplornet Communications Inc. has proposed a 45m tall steel lite-duty self-support lattice tower and related radio equipment at 10623 Highway 64, Lavigne Ontario. Existing entrance and access road on subject property will be utilized to access proposed tower site, behind residence and adjacent to existing garage, with a 150m setback from Highway 64 property line. Proposed tower site will provide Xplornet wireless internet services to the community.

ANY PERSON may make a written submission or request additional information to the individuals listed below by closing date of March 8, 2021.

PLEASE TAKE NOTICE the approval of this site and its design is under the exclusive jurisdiction of the Government of Canada through Innovation, Science and Economic Development Canada (ISED). For more information on the federal process pertaining to these installations please contact the local ISED office at: ic.spectrumenod-spectredeno.ic@canada.ca

Site ID: LAVIGNE – ON7990

Coordinates: 46.333933, -80.168689

FB CONNECT

Jay Lewis

Suite 130, 482 South Service Rd E

Oakville, Ontario. L6J 2X6

Tel: (905) 928-9481

Fax: (888) 622-4939

Email: jlewis@forbesbrosLtd.ca

WEST NIPISSING OUEST

Melanie Ducharme – Clerk/Planner

101-225 Hoditch Street

Sturgeon Falls, Ontario. P2B 1T1

Tel: (705) 753-6926

Fax: (705) 753-3950

Email: mducharme@westnipissing.ca

SITE LOCATION MAP



PUBLIC NOTICE

XPLORNET PROPOSED 45m LITE-DUTY SELF-SUPPORT LATTICE TOWER SITE

SITE ID: LAVIGNE - ON7990

SITE ADDRESS: 10623 Highway 64, Lavigne, Ontario

IN ACCORDANCE WITH WEST NIPISSING POLICY, For Establishing Telecommunication Tower/Antenna Facilities, public consultation process has commenced for the Proponent to receive submissions and for the Proponent to address all relevant questions and concerns or to provide any clarification or additional information. A notification package is available by request from FB CONNECT.

FB CONNECT is inviting comments, questions or requests for additional information on Xplonet proposed 45m lite-duty, self-support lattice tower site which is located 150m west of Highway 64 property line, behind existing residence and adjacent to garage. Proposed tower is to provide wireless internet services to the community.

ANY PERSON may make a written submission or request for information to the individuals listed below by close of business **Monday, March 8, 2021.**

FB CONNECT

Jay Lewis
482 South Service Rd. E., Suite 130
Oakville, Ontario L6J 2X6
Tel: 905.928.9481
Fax: 888.622.4939
Email: jlewis@forbesbros ltd.ca

Innovation, Science and Economic Development

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2 Queen Street East
Sault Ste. Marie, Ontario P6A 1Y3
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Email: ic.spectrumenod-spectredeno.ic@canada.ca

West Nipissing Ouest

Melanie Ducharme - Clerk/Planner
101-225 Hoditch Street
Sturgeon Falls, Ontario P2B 1T1
Tel: 705.753.6926
Fax: 807.467.2246
Email: mducharme@westnipissing.ca

LETTER OF OPPOSITION

Tracy & Daniel Séguin & Family

28 Poirier Road
Lavigne, Ontario P0H 1R0
ssscbfarm@gmail.com 705-594-1087

March 8, 2021

FB Connect

Jay Lewis
482 South Service Rd. E., Suite 130
Oakville, Ontario L6J 2X6

**Innovation, Science and Economic
Development Canada**

Eastern & Northern Ontario District
2 Queen Street East
Sault Ste. Marie, Ontario P6A 1Y3

West Nipissing Ouest

Melanie Ducharme-Clerk/Planner
101-225 Holditch Street
Sturgeon Falls, Ontario P2B 1T1

RE: XPLORNET COMMUNICATIONS INC.

Proposed 45m Lite-Duty Self-Support Lattice Tower Site
10623 Hwy 64, Lavigne, ON

Site ID: LAVIGNE - ON7990

To Whom this May Concern:

We are writing to oppose the proposed Xplornet Communications Inc. tower as described above in Lavigne. We have several reasons for the opposition:

Proximity to existing towers - Internet Service Needs of the Community: The proposed site is 485 m north of the Rogers tower, and approximately 2000 m north of the Bell tower. Considering the tiny size of our community of Lavigne, and the fact that we have at least 4 other internet providers besides Xplornet in our region (Rogers, Bell, Net Spectrum, True802), we do not feel that the small number of residents in Lavigne would benefit from this tower, as there are highly functional options currently available. And, the broadband service capacity is not full, as Bell recently phone marketed to us encouraging us to switch providers. Would it not make more sense to spread the towers out to be able to provide better service to all residents in this rural region, instead of localized service to the residents of Lavigne?

Health: Based on literature that we have reviewed, it appears that radiowaves do not pose a tremendous risk to the general public, unless you are working closely to the vicinity of the tower. However, we own the property directly east of the proposed site as evident in the Enlarged Aerial Image of Proposed Location. Considering that we would be located within a few hundred metres of the proposed tower, within a few hundred metres of the Rogers tower, and within approximately 2000 m of the Bell tower, does the close proximity to multiple towers pose a greater risk?? Why create additional risk if the internet needs of the community are being met by the current providers?

Health, Environment and Economic Impact: Nature has been proven again and again to have a calming, healing effect on our bodies. This is one of the reasons that we purchased our property in 1998 - we could not directly visualize another residence/building from our yard. The natural beauty and setting representing the area, with no high rise structures is also one of the reasons that the area is a significant tourist region. Since 1998 we have seen the building of the two other man-made towers, one with flashing lights, plus most recently a street light marking the intersection of Highway 64 with Poirier Road. These man-made structures are all visible from our yard, and the community. They detract significantly from the calming effects of the natural settings encompassing our region. An additional man-made tower will only deteriorate our natural surroundings further. The tower will not be an incentive to regional tourism, which is the primary means of income generation for local business and employment.

Transport Canada: Xplornet believes that the proposed installation will not require marking or lighting to fulfill Transport Canada's aeronautical obstruction marking requirements. The Bell tower south of us requires flashing lights - white in daytime, and red at night. Approximately a year ago, something happened where the Bell tower flashed white lighting 24/7. This was very disturbing and stressful to our body systems to have bright white light flashing across the sky. Our animals' behaviour was also affected by it, causing fear anxiety. It would be natural to deduct that the effects would be similar on wildlife in the area. Light has been proven to affect birds' and bats' circadian rhythms. We are concerned that there has not been enough inquiry into the environmental impact of the tower on bird and bat populations. It took several days on Bell's part before corrective action was taken to alleviate the disturbance mentioned above. We absolutely do not want a similar event with a tower that is so close in proximity to us, but has the potential to affect an area kilometres around it.

For the above reasons, we **oppose** the construction of the proposed Xplornet Tower in Lavigne.

Thank you for your consideration in this public consultation process.

Sincerely,

Tracy Séguin Daniel Séguin Francis Séguin Alexina Séguin Calyx Séguin
Veterinarian